

## **\$225,000 - 115 2098 Blackmud Creek Drive, Edmonton**

MLS® #E4461930

**\$225,000**

2 Bedroom, 2.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Blackmud Creek, Edmonton, AB

Welcome to this beautifully upgraded ground floor unit that offers 2 spacious bedrooms, 2 full bathrooms, and an open-concept layout with modern finishes throughout. Enjoy the convenience of in-suite laundry, plenty of closet space, and a private balcony with a gas line-perfect for BBQs. Located in a secure building with low condo fees, this home includes underground parking with a storage unit, and access to great amenities like a fitness room, guest suite, and games room/Social Room. The location is truly unbeatable—just steps away from parks, public transit, shopping, dining, and the highly rated K-6 elementary school(Roberta MacAdams School), making it an ideal choice for families, professionals, or anyone looking to downsize without compromise. This is a rare opportunity to own a beautifully renovated unit in a secure building with everything you need right at your doorstep. There is also \$2500 Appliance credit from sellers so that you can choose your new appliances .

Built in 2004

### **Essential Information**

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Price \$225,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 867                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 115 2098 Blackmud Creek Drive |
| Area        | Edmonton                      |
| Subdivision | Blackmud Creek                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 1T7                       |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Intercom, Recreation Room/Centre, Security Door, Social Rooms, Storage Cage |
| Parking   | Underground                                                                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds |
| Heating           | Fan Coil, Natural Gas                                                                                               |
| # of Stories      | 4                                                                                                                   |
| Stories           | 4                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Stone, Vinyl                  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Stone, Vinyl                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 13th, 2025  
Days on Market                15  
Zoning                              Zone 55  
Condo Fee                        \$454

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